

LANDLES



6 Whitefriars Road | King's Lynn | Norfolk



FRIARS AREA

The mid-terrace 2 bedroom house of generous proportions in the popular Friars area of King's Lynn.

Now ready for a scheme of refurbishments

Purchase Price £155,000

Folio: W/590ss



- Entrance Hall
- Dual Aspect Living Room
- Kitchen
- Dining Room
- Downstairs Bathroom



- Stairs to First Floor Landing
- 2 Double Bedrooms
- Shower Room
- Courtyard Garden & Outhouse
- No Onward Chain

King's Lynn is an historic market town situated on the banks of the River Great Ouse in West Norfolk. The town provides residents with a wealth of amenities both in the town centre with various national and independent retailers and on the Hardwick Retail Park. There are various local eateries throughout the town, Saturday Market Place and Quayside, an ideal West facing location to enjoy the afternoon sun with views over the river. For those requiring good transport links, King's Lynn is fortunate to benefit from a mainline railway to London Kings Cross via Ely & Cambridge along with bus routes in and out of the area. The renowned Norfolk coastline is a short drive away via the A149 coast road as is the Royal Sandringham Estate. **6 Whitefriars Road** is a mid-terraced 2 bedroom residence which is located within the popular Friars area of King's Lynn, only a short walk from the town centre and local transport facilities. Having previously been a 3 bedroom prior to the useful addition of an upstairs shower room, the house offers generously proportioned, bright rooms with tall ceilings and large windows. Now ready for full refurbishment, the property offers a new owner the opportunity to specify to their individual requirements. Internally, the accommodation comprises;

Entrance Hall

With glazed front door, decorative corbelled arch, radiator, BT telephone point, room thermostat and understairs storage.

Living Room

26' 11" x 12' 9" (8.2m x 3.89m) (max)

Dual aspect with bay window to front, 2 radiators and fireplace.

Dining Room

10' 11" x 8' 5" (3.33m x 2.57m)

With radiator.

Kitchen

10' 11" x 8' 5" (3.33m x 2.57m)

With fitted wall and base units, fitted worktops, stainless steel sink with drainer & monobloc tap, electric oven, gas 4 ring hob with extractor above, radiator, wall mounted Worcester gas boiler and external door to rear courtyard.

Downstairs Bathroom

With low level WC, pedestal hand basin, panelled bath, tiled surrounds, radiator and extractor.

Stairs to First Floor Landing

With half landing to shower room, storage cupboard, hatch to roof space and radiator.

Bedroom 1

16' 7" x 12' 5" (5.05m x 3.78m)

With feature fireplace and radiator.

Bedroom 2

11' 7" x 10' 9" (3.53m x 3.28m)

With feature fireplace, storage cupboard and radiator.

Shower Room

10' 11" x 8' 5" (3.33m x 2.57m)

With low level WC, pedestal hand basin, shower cubicle with electric shower, storage cupboard and radiator.

Outside

The property is set back from Whitefriars Road with low level wall and gated entrance with path to the front door. The rear courtyard is low maintenance and is laid to concrete. There is an outhouse store and gates to Whitefriars Terrace.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Title We are advised that the property title is not currently registered at Land Registry. Our Clients / Clients legal advisors are in possession to Title Deeds.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,702.49, 2024/2025.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, LANDLES

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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